

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
JANUARY 6, 2026
TUESDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Amanda Caton
Matt Zoder
Maggie Bowers
Clay England
Jerry McCarter

MEMBERS ABSENT

OTHERS PRESENT

Jeremy Puckett
Donna Cantrell
Mary Wood
Bryan Kendrick
Kenny Hayes

Staff Representative: Dalton York, Planning Director
Jodi Bible, Deputy City Planner

Chairman Matt Zoder called the meeting to order at 3:00 P.M. Ms. Amanda Caton made a motion to approve the minutes of the December 2, 2025, meeting, and Mr. Clay England provided a second with all members voting, "aye."

Staff Report

Petitions and Communications from the Public

Old Business

Review and consideration for a proposed variance to reduce the side yard setback from the required 22.5 to 16' for a proposed single-family dwelling to be constructed at 519 Bruce Road, being Tax Map 117N, Group C, Parcel 16, R1-A Zone, requested by Venture Contracting.
The applicant provided staff with an updated site plan, relocating the residence in a way that eliminates the need for a side yard setback request.

New Business

Review and consideration for a proposed variance to reduce the side yard setback from the required 22.5' to 22' for an already constructed accessory structure located at 1196 Cole Lane, being Tax Map 117N, Group A, Parcel 2.06, R-1 Zone, requested by Mary Wood.
Staff presented the request for a proposed variance to reduce the side yard setback from the required 22.5' to 22' for an already constructed accessory structure located at 1196 Cole Lane. The subject parcel is 0.41-acre (18,235 square feet) with about half of the parcel's slope being equal to or greater than the 30% per the City's GIS Software. However, the submitted survey does not note the exact slope percentage of the parcel. Staff identified that the parcel is approximately 0.34-acre (14,810 square feet) below the minimum lot size requirement for the R-1 (Low Density Residential) for a parcel sloped between 20%-29%.

The request comes following a tourist residency inspection where it was noted that a new porch addition had been complete without permitting. Upon applying for the building permit, Staff identified a side yard encroachment on the northwestern portion of the property.

Staff would also like to note that a similar request for the same address was requested in October and November 2024, and the request was denied both times. The 2024 request was for a side yard reduction from the required 22.5 to 17'. No hardship was provided by the applicant. Applicable Regulations: Article VIII, being the Area, Yard, and Height Requirements.

Following a brief discussion, Mr. Clay England made a motion to approve the request as presented. Ms. Amanda Caton provided a second with all members voting, "aye."

Review and consideration for a proposed special exception from Section 408, Ingress and Egress, to back into roadway, for a proposed single-family dwelling to be constructed at 555 Forest Springs Drive, Tax Map 127P, Group C, Parcel 10, R-1 Zone, requested by Ascent Engineering and Surveying.

Staff presented the request for a proposed special exception from Section 408, Ingress and Egress, to back into roadway, for a proposed single-family dwelling to be constructed at 555 Forest Springs Drive. The subject parcel is zoned R-1 and measures out to 1.17 acres (50,965.5 sq ft) and is almost entirely situated within the Critical Slope Floating Zone (30% or greater slope). The applicant has submitted building, and elevation plans for a three-story, seven-bedroom single-family dwelling. Due to the site's significant grade, the provided plans indicate that only one level will be visible from the roadway of Forrest Springs Drive, while two levels will remain below road grade.

The parcel previously received approval for a Special Exception to increase the allowable building height from 48 feet to 74 feet for the proposed dwelling. This approval included specific contingencies requiring the foundation of the dwelling to be a muted, earth-tone color or, alternatively, the provision of ample landscaping to minimize the visual impact of the proposal on the surrounding area.

Staff has jointly reviewed this request with the Police and Fire Departments to ensure safe and adequate sight distance. Both departments have provided memorandums stating their findings, and both have determined the request to be acceptable from a public safety and emergency access perspective.

However, in its current state, the proposal lacks Right-of-Way (ROW) use approval from the Board of Commissioners. This approval is necessary because a portion of the proposed parking is located within the Forrest Springs Drive Right-of-Way. Staff notes that any progress on the proposal is contingent upon the applicant resolving this encroachment and obtaining the necessary authorization from the Board of Commissioners. Applicable Regulations: Section 402, being Off-Street Automobile.

Following a brief discussion, Mr. Jerry McCarter made a motion to approve the request as presented. Ms. Amanda Caton provided a second with all members voting, "aye."

Review and consideration for a proposed special exception to reduce the minimum lot size requirement for a R-1 (Low-Density Residential) District for a proposed subdivision plat at 551 Baskins Creek Road, being Tax Map 126M, Group A, Parcel 31, R-1 Zone, requested by Cantrell Surveying.

Staff presented the request for a proposed special exception to reduce the minimum lot size requirement for a R-1 (Low Density Residential) District for a proposed subdivision plat at 551 Baskins Creek Road. The subject request involves the subdivision of the existing 3.94-acre (approx. 171,838.8 sq. ft.) Tract 1, which currently contains a single-family dwelling. The parcel is characterized by a 30% average slope, particularly in the area extending from the rear of the dwelling toward the current northern property line, placing it under the regulatory standards for the Critical Slope Floating Zone. Under

current R-1 (Low Density Residential) zoning, properties with an average slope of 50% or greater require a minimum lot size of 2 acres. The proposed subdivision seeks to create a 1.09-acre lot (Lot 1-R) for the existing residence, which would fall below this 2-acre minimum.

The primary purpose of this request is to facilitate the recombination of the northern portion of the existing tract with the larger Anakeesta development. The applicant has stated that this upper portion of the current tract is intended for use in future Anakeesta expansions. Consequently, the requested variance is necessary to legally subdivide the property, as the steep topography currently prohibits a lot size of less than 2 acres.

Although no specific hardship was explicitly cited by the applicant, they have provided a justification based on the surrounding neighborhood context. The applicant notes that, if approved, the resulting 1.09-acre Lot 1-R would remain larger than many existing lots of record in the immediate vicinity and throughout the broader Baskins Creek Road Subdivision. Applicable Regulations: Article VIII, being the Area, Yard, and Height Requirements.

Following a brief discussion, Ms. Amanda Caton made a motion to approve the request as presented. Mr. Jerry McCarter provided a second with all members voting, "aye."

Unscheduled Items

The meeting was unanimously adjourned at 3:16 p.m. after a motion made by Mr. Clay England and Ms. Amanda Caton provided a second with all members voting, "aye."

Approved:



MBZA Chairman

2-17-26

Date

